

REGULAR CITY COUNCIL MEETING  
JULY 17, 2003

PRESENT

Gayle Bunker  
Wesley Bloomfield  
Bruce Curtis  
Margaret Dutson  
Glen Swalberg

Mayor  
Council Member  
Council Member  
Council Member  
Council Member

ABSENT

Robert Droubay

Council Member

ALSO PRESENT

Alan Riding  
Richard Waddingham  
Judy Sabey  
Gregory Schafer  
Travis Stanworth  
Dent Kirkland  
Alice Larsen  
Josh Ipson

Public Works Director  
City Attorney  
City Treasurer  
City Recorder  
City Employee  
City Employee  
City Resident  
Boy Scout

Mayor Bunker called the meeting to order at 7:00 p.m. He stated that notice of the meeting time, place and agenda had been posted at the City Building, had been mailed to the Millard County Chronicle/Progress, and provided to each member of the City Council, at least two days prior to the meeting. City Recorder Gregory Schafer acted as secretary.

Council Member Bruce Curtis offered an invocation, following which Mayor Bunker led those in attendance in the Pledge of Allegiance.

MINUTES

The proposed minutes of a Public Hearing held June 19, 2003 were presented for consideration and approval. Following review, Council Member Glen Swalberg MOVED to approve the minutes of the Public Hearing held June 19, 2003, as presented. The motion was SECONDED by Council Member Bruce Curtis. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

The proposed minutes of a Regular City Council Meeting held June 19, 2003 were presented for consideration and approval. Mayor Bunker distributed copies of suggested changes to the minutes

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and City Attorney Richard Waddingham requested two additional changes. Following review, Council Member Bruce Curtis MOVED to approve the minutes of the Regular City Council Meeting held June 19, 2003, as corrected. The motion was SECONDED by Council Member Margaret Dutson. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

#### ACCOUNTS PAYABLE

The Council reviewed the accounts payable, a copy of which had been given to them two days prior to the meeting. Following review, Council Member Wesley Bloomfield MOVED to approve the accounts payable, dated July 17, 2003, in the amount of \$236,987.03. The motion was SECONDED by Council Member Glen Swalberg. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

#### UNFINISHED BUSINESS

##### MAYOR GAYLE BUNKER: EMPLOYEE RECOGNITION FOR DENT KIRKLAND AND TRAVIS STANWORTH

Mayor Bunker reported that Public Works Employees Dent Kirkland and Travis Stanworth had completed training to become certified as Grade II Water Operators. Mayor Bunker asked Mr. Kirkland and Mr. Stanworth to come forward to receive plaques in recognition of their accomplishment. Mayor Bunker and the Council congratulated them for the effort they have put forth in gaining the certification. Mayor Bunker stated that all Public Works Employees are now certified Water Operators.

#### NEW BUSINESS

##### ALICE LARSEN: VACANT LOTS ADJACENT TO HER PROPERTY LOCATED AT APPROXIMATELY 332 SOUTH 50 WEST

Mrs. Larsen expressed concern regarding the vacant lots on the south side of her property, which are full of lumber and weeds. She asked if there is an ordinance regarding "junky" yards and vacant lots in Delta City. Mayor Bunker told Mrs. Larsen that Delta City has a nuisance ordinance covering vacant lots and unkempt yards. Mrs. Larsen asked if it were possible to force owners to clean up the property or pay someone to do the clean up and was told that the ordinance can be used to force clean up of property. Mrs. Larsen requested that the Council enforce the ordinance in order to get the properties cleaned up and make Delta City a place to be proud of.

Mayor Bunker thanked Mrs. Larsen for her comments and for reminding the Council that more work needs to be done to get owners to clean up their properties. Council Member Dutson told Mrs. Larsen that she has done a survey of lots which need to be cleaned up and is working with a city resident to have a clean up day where Boy Scout troops would assist in cleaning vacant lots.

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MAYOR GAYLE BUNKER: REVIEW FOURTH OF JULY CELEBRATION

Mayor Bunker told the Council that he wanted to review the celebration and discuss whether or not any changes need to be made for next year. Council Members complimented the Public Works Department for how nice the park looked and for the shade which was provided. Council Member Dutson requested that some type of activity be provided for children in the 12 - 15 year age group.

Mayor Bunker received many positive comments regarding the parade beginning earlier in the day. Council Member Bloomfield reported receiving comments regarding horse droppings on the parade route with no clean up.

PUBLIC WORKS DIRECTOR ALAN RIDING: RESOLUTION NO. 03-285 AMENDING RATES CHARGED FOR USE OF THE DELTA CITY WATER AND SEWER SYSTEMS

## RESOLUTION NO. 03-285

A RESOLUTION REVISING THE MONTHLY SERVICE CHARGES FOR USE OF THE  
DELTA CITY WATER SYSTEM

Public Works Director Alan Riding reviewed the proposed ordinance which would raise the base rate for water service by \$.50 per month for all water users, with overage charges being added for use of over 8,000 gallons per month, and \$1.00 per month for all sewer system users. Public Works Director Riding asked Council Members if they wanted to drop the 8,000 gallons per month to 5,000 in order to encourage water conservation. Council Members felt that they should drop the number of gallons allowed at the base rate and discussed what that amount should be. It was determined that the base rate should be reduced to 6,000 gallons per month.

Following discussion, Council Member Wesley Bloomfield MOVED to adopt Resolution No. 03-285, a resolution revising the monthly service charges for use of the Delta City Water System, with the corrections written into the Resolution by Mayor Bunker. The motion was SECONDED by Council Member Glen Swalberg. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a roll call vote. The voting was as follows:

Wesley Bloomfield	Yes
Bruce Curtis	Yes
Robert Droubay	Absent
Margaret Dutson	Yes
Glen Swalberg	Yes

The motion passed unanimously.

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PUBLIC WORKS DIRECTOR ALAN RIDING: NEW MAINTENANCE BUILDING

Public Works Director Riding distributed copies of bids received on the new maintenance building and requested approval to purchase the building. A twenty-five percent down payment is required when the building is ordered and delivery takes four to six weeks. Public Works Director Riding requested approval to expend approximately \$8,800 as a down payment so that the building can be ordered.

Council Member Wesley Bloomfield MOVED to accept the low bid and approve the purchase, and down payment of twenty-five percent, for a new 50' x 100' maintenance building, in the amount of \$81,693.00. The motion was SECONDED by Council Member Glen Swalberg. Mayor Bunker asked if there were any comments or questions regarding the motion. Public Works Director Riding noted that the deposit of \$8,800 is for the building only and the \$81,693.00 total includes the cost of concrete, electrical, heating and plumbing, with acceptance of the low bid for each. Council Member Wesley Bloomfield MOVED to amend his motion to include acceptance of the low bids for concrete, electrical, heating and plumbing work for the building. Council Member Glen Swalberg SECONDED the amended motion. Mayor Bunker asked if there were any additional comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

PUBLIC WORKS DIRECTOR ALAN RIDING: AIRPORT LIGHTING PROJECT NOTICE OF AWARD AND NOTICE TO PROCEED

Public Works Director Riding requested approval to issue a Notice of Award and Notice to Proceed on the airport lighting project to low bidder K W Electric.

Council Member Wesley Bloomfield MOVED to approve issuance of a Notice of Award and Notice to Proceed to K W Electric for the airport runway lighting project. The motion was SECONDED by Council Member Bruce Curtis. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

PUBLIC WORKS DIRECTOR ALAN RIDING: PURCHASE OF USED TRACK HOE

Public Works Director Alan Riding distributed photos of some used track hoes and reported that Wheeler Machinery had brought a 1995 315L Series track hoe to Delta for use by the Public Works Department to see if we would be interested in purchasing it. It has been used for approximately one week and appears to be ideal for our use. Wheeler Machinery had priced the track hoe at \$65,000 but were willing to drop the price to \$50,000. The machine has been well cared for and looks almost new. The Komatsu dealer, Scott Machinery and Wall Equipment were contacted but did not have any used units available which would fit our needs.

Following discussion, Council Member Wesley Bloomfield MOVED to approve purchase of the 1995 315L Series track hoe from Wheeler Machinery at a price of \$50,000. The motion was

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SECONDED by Council Member Glen Swalberg. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

PUBLIC WORKS DIRECTOR ALAN RIDING: UPDATE ON PUBLIC WORKS PROJECTS

Public Works Director Riding reported that the curb and gutter project on 150 East and 200 East has been delayed while Utah Power replaces a power line on 150 East.

Public Works Director Riding told the Council that he would like to begin building the base for the new maintenance building so that concrete work could be done before the building is delivered.

Council Member Dutson asked if the two lots which Mrs. Larsen complained about this evening could be addressed quickly. Public Works Director Riding responded affirmatively.

Council Member Bloomfield complimented the Public Works Department for the great work they do around the city and for all the improvements they have made.

OTHER BUSINESS

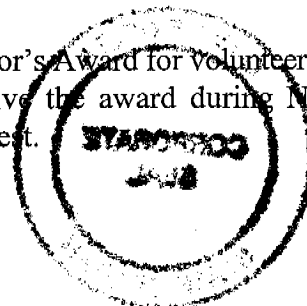
City Attorney Waddingham advised the Council that a law had come into effect approximately two years ago which states that if an entity's entire water right is not put into use, the portion of the water right not used is subject to forfeiture after five years. The old law was that a small portion of the water could be used, which would preserve the entire right. The new law forces water to be used, even when not needed, in order to protect the right. City Attorney Waddingham suggested the possibility of leasing surplus water through an entity such as Intermountain Power Agency, in order to preserve all of Delta City's water rights. City Attorney Waddingham was directed to discuss an agreement with Blaine Ipson of IPA.

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Council Member Wesley Bloomfield suggested that a Skate Park Committee meeting be held on Wednesday, July 30<sup>th</sup> at 8:00 p.m. He requested that an agenda be mailed to committee members and that Jackie Nielson be invited to outline grant requirements. Mayor Bunker suggested that committee members view the new skate park in North Ogden before making a decision as to what type of park is to be constructed.

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Mayor Bunker asked for support from the Council in creating a Mayor's Award for volunteers in the community and that, each year, one person be selected to receive the award during National Volunteer Week. Council Members agreed with the Mayor's request.



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Mayor Bunker told the Council that he had contacted the owner of a parcel of property, located on Highway 6, to see if they would be interested in working with Delta City in creating an industrial park on the property. The owner lives in Mapleton, Utah. A letter was mailed to him last week and he called yesterday to say that he would be interested in working with Delta City to develop an industrial park. The man is a real estate broker and investor who works on industrial parks.

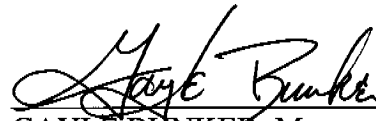
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Mayor Bunker reported that Millard School District will be moving out of their building, adjacent to the City Building in the City Park, within a few months. Mayor Bunker would like to move ahead with demolition of the building as soon as possible after the building is vacated and the asbestos has been removed. Mayor Bunker told the Council that he would like to use that area to construct a waterfall and stream area, with benches, trees and plants. He feels that this could be a very quiet, serene area for contemplation and conversation. Mayor Bunker said that he has located 2,000 yards of dirt which can be brought in to create a berm for a waterfall. He would like to move ahead on the project so that, by next spring, flowers can be planted and the project can be completed before the Fourth of July celebration next year. He would like to appoint a committee from community members to plan and design the area. Council Members directed Mayor Bunker to form a committee to design the area. Mayor Bunker requested suggestions from the Council for individuals to be appointed to the committee. Suggested individuals included Ann Marie Mankin, Travis Jones, Bernell Warner and LuJean Draper.

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Mayor Bunker asked if there were any comments, questions or other items to be discussed. There being none, Council Member Wesley Bloomfield MOVED to adjourn the meeting. The motion was SECONDED by Council Member Glen Swalberg. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

Mayor Bunker declared the meeting adjourned at 8:30 p.m.

  
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GAYLE BUNKER, Mayor

  
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GREGORY J. SCHAEFER, CMC, City Recorder

  
MINUTES APPROVED: RCCM 08-07-03